



BROOK GAMBLE



Bourne Cottage Cavendish Avenue, Eastbourne, BN22 8EN

£259,950

Brook Gamble offer to the market this good sized two bedroom, semi-detached house, close to Eastbourne town centre. The property, which has been **RECENTLY REDECORATED AND UPGRADED**, enjoys the benefits of gas central heating, uPVC double glazing, a **COURTYARD GARDEN** and cloakroom. Being sold **CHAIN FREE** free. Sole Agents.

uPVC double glazed front door to:

**Lounge/Dining Room 22'1" max x 14'8" max
(6.73m max x 4.47m max)**



Fireplace. Two radiators. Inset ceiling spotlights. Wood effect laminate flooring. Two uPVC double glazed windows to front. uPVC double glazed door to rear garden.

Cloakroom

Low level WC. Wash basin. Storage cupboard. Extractor fan unit. Wood effect laminate flooring. Sliding door to:

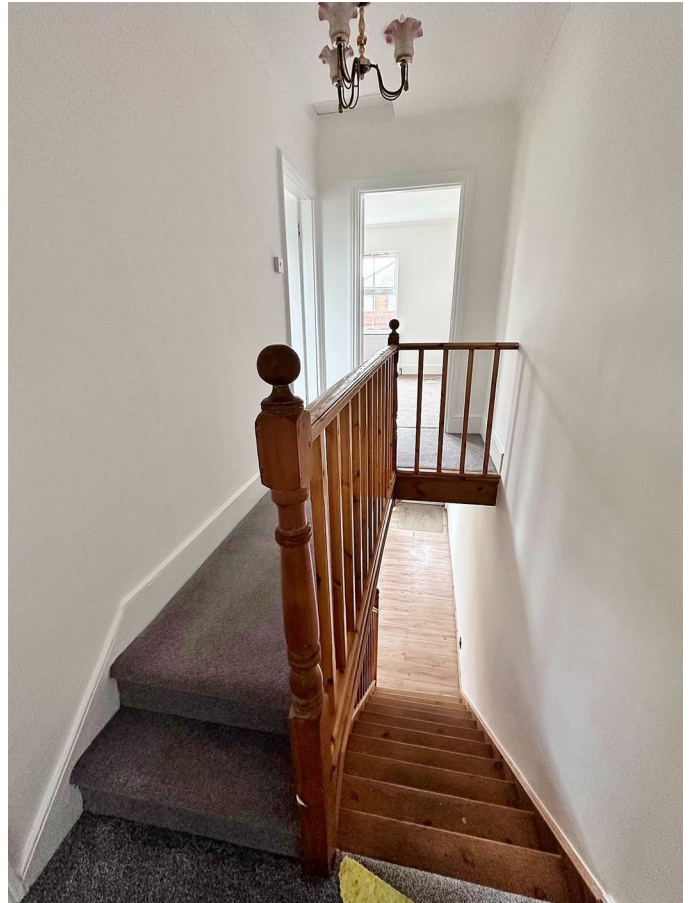
Kitchen 9'5" x 9'0" (2.87m x 2.74m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with cooker hood above. Electric oven. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Wall units. Part tiling to walls. Wood effect laminate flooring. uPVC double glazed window to side. uPVC double glazed double doors to rear garden.

Stairs, from lounge, to:

First Floor Landing



(Split-level). Storage cupboard with window to side.

Shower Room 8'10" x 8'8" (2.69m x 2.64m)



Glazed shower cubicle with wall mounted shower unit and part tiled walls. Low level WC. Wash basin inset into vanity unit. Wall mounted gas boiler. Radiator. Part tiling to walls. uPVC double glazed window to rear.

Bedroom 1 14'8" x 11'4" (4.47m x 3.45m)



(Measurements include depth of built-in wardrobe cupboards). Twin built-in wardrobe cupboards. Radiator. Two uPVC double glazed windows to front.

Bedroom 2 10'5" x 9'4" (3.18m x 2.84m)



Radiator. uPVC double glazed window to rear.

Outside



The property enjoys the benefit of a courtyard with decked patio. Enclosed by brick wall and timber fencing.

Other Information

Council Tax Band B

Floor Plan

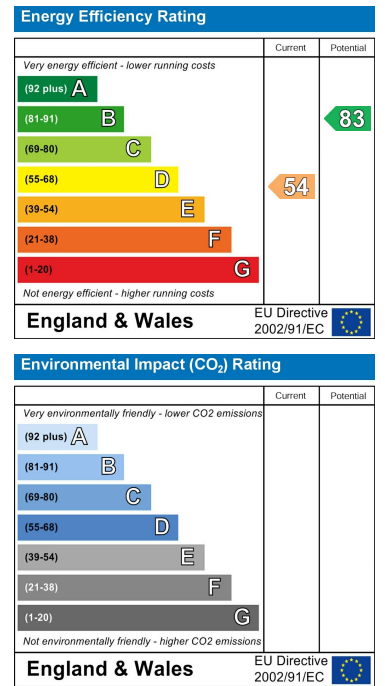


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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